

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 8, Report No. 4, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

8 CAPITAL BUDGET AMENDMENT FOR WESTON ROAD AND HIGHWAY 7 SECONDARY PLAN PL-9023-11

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated April 3, 2018:

Purpose

To obtain Council approval for a budget amendment to Capital Project PL-9023-11 for the Weston Road and Highway 7 Secondary Plan - Phase 1.

Report Highlights

- The Weston Road and Highway 7 Secondary Plan Area is identified as a “Required Secondary Plan Area” in Schedule 14-A of the Vaughan Official Plan (VOP 2010).
- A Request for Proposals (RFP) for consulting services to assist in the preparation of the Weston Road and Highway 7 Secondary Plan - Phase 1 closed on January 12, 2018.
- A budget increase in the amount of \$100,000, is required to award a contract and proceed with the project.

Recommendations

1. THAT Council APPROVE a budget amendment to Capital Project PL-9023-11 – Weston Road and Highway 7 Secondary Plan of \$100,000, inclusive of administration recovery and applicable taxes, with funding from 90% City-wide Development Charges - General Government, and 10% from the Capital from Taxation Reserve; and
2. THAT inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budgets, as identified in this report, titled “Capital Budget Amendment for Weston Road and Highway 7 Secondary Plan PL-9023-11” be deemed to be sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002, as amended.

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Background

The Weston Road and Highway 7 Secondary Plan Area (Plan Area) is located in Ward 3, west of Highway 400 (Attachment 1). The Plan Area is identified as a “Primary Centre” in the Vaughan Official Plan (VOP 2010). It is also identified as a “Required Secondary Plan Area” on Schedule 14-A to VOP 2010.

On March 21, 2017, Council resolved that staff be directed to report back on options and a proposed work plan for initiating the required Secondary Plan for the Weston Road and Highway 7 Area for the May 2017 Committee of the Whole Meeting with such options to include: working with landowners and stakeholders to address resourcing and funding implications associated with advancing the Secondary Plan at that time.

On May 16, 2017 staff reported back to Council identifying that the Weston Road and Highway 7 Secondary Plan was not in the 2017 business plan which had implications for staff and budget resourcing in advance of the 2018 business plan and budget approvals. Staff presented the budget and alternative process options for advancing the Weston Road and Highway 7 Secondary Plan. Council authorized staff to proceed with Phase 1 works using the existing \$253,000 budget allocated to the project, with any costs above the allocated \$253,000 to be front ended by landowners with reimbursement of the added costs to be provided over a repayment schedule. Staff were also directed, upon the completion of Phase 1, to report back with recommendations on the planning framework and a detailed scope of work on how to proceed with Phases 2 and 3 (Plan Policy and Implementation of the Study).

Since May 2017 a Request for Proposals (RFP) was developed and issued on December 1, 2017 to engage consulting services to assist in the preparation of the Weston and Highway 7 Secondary Plan – Phase I. The RFP closed on January 12, 2018.

Additionally, since May 2017, the 2018 Capital Budget and Business Plan was approved in January 2018, which now allows staff to allocate the additional resources required to proceed with Phase 1 of the Weston Road and Highway 7 study.

Previous Reports/Authority

Committee of the Whole Report - May 2, 2017

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0502_17_1.pdf

Finance and Administration Committee Report January 31, 2012 Item 3, Report 1

http://meetingarchives.vaughan.ca/extracts_2012/pdf/01Finance0116ex-12.pdf

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Analysis and Options

The previous staff report in May 2017 brought forward a Council resolution to proceed with Option 2 which recommended that Phase 1 work be completed with the existing approved budget of \$253,000 from PL-9023-11 and that any further costs associated with the Phase 1 or future phases over and above the funding available through the Capital Project be front ended by the landowners based on an agreed upon repayment plan and schedule in order to advance the study prior to the 2018 budget approval. The RFP for Phase 1 closed on January 12, 2018. A total of three (3) qualified bids were received and the bids all exceeded the available budget in PL-9023-11. In an effort to avoid the potential risk of delays to the commencement of the project due to the timing required for the preparation of a cost sharing agreement among the landowners, in addition to securing the funds from all participating landowners, Staff are recommending that additional funds needed to commence Phase 1 of the study be approved for the capital project instead of engaging the landowners for the additional funds, so as to not further delay the start of the Phase 1 work.

Should Council approve the requested budget amendment, staff will proceed to retain the lead consultant and commence the study as early as the beginning of May 2018. This will ensure there are no risks in the overall work plan or delays in commencing the study.

Financial Impact

The current approved Capital Project PL-9023-11 Weston Road and Highway 7 Secondary Plan of \$253,000 is not sufficient to accommodate the total cost to complete Phase 1 and therefore, a capital budget amendment of \$100,000 is required.

Phase 1 of the Study will include consulting services to assess land use planning, urban design, transportation, public infrastructure and servicing, land economics and sustainability matters and provide overall project management, as such the increase in budget will deliver the study requirements. Changes to the current land use planning context, including the examination of OMB appeals within the surrounding area, land use planning legislation and transportation study assessment requirements were not reflected in the original budget for Phase 1.

The recommended capital budget increase would be funded from \$90,000 (90%) City-wide Development Charges - General Government and \$10,000 (10%) from the Capital from Taxation Reserve.

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Approved Capital Budget PL-9023-11	\$253,000
Estimated Cost to Complete Phase 1 Works (including applicable taxes, contingency and administration recovery)	\$353,000
Budget Shortfall (Amendment Required)	\$(100,000)

Broader Regional Impacts/Considerations

The Weston Road and Highway 7 Secondary Plan Study will be prepared in conformity with the pertinent Regional and Provincial policy requirements. Regional staff will be participating on the Technical Advisory Committee for this study.

Conclusion

It is recommended that Capital Project PL-9023-11 be increased by \$100,000, with funding from 90% City-wide Development Charges - General Government and 10% Capital from taxation Reserve. The additional funding will ensure the necessary research, analysis and assessments will be completed during Phase 1, and will ensure the timing of the work plan is not compromised.

For more information, please contact: Frank Marzo, Senior Planner, ext. 8063

Attachments

1. Location Map

Prepared by

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Rita Selvaggi, Interim Director, Financial Planning and Development Finance, ext. 8438

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)